

CITY OF  
SEGUIN

# Geronimo Creek Sewer Project – Phase V Oak Village North Subdivision



Volume 2,  
April 16, 2013

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What's Going on

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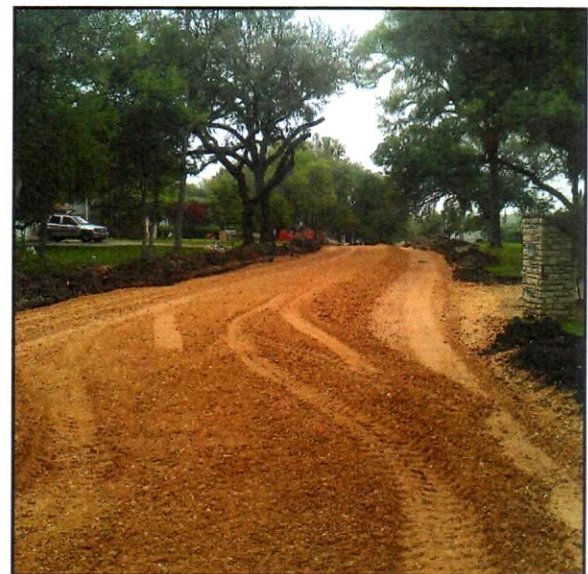
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**STREETS:** There are two blade crews working along east Twin Oak and Spanish Oak to expedite street work in this area. Progression will proceed within the next two weeks to west Twin Oak and Burr Oak.

**UTILITY:** The crews continue to test all sewer structures and complete the water line extensions.

Great progress is being made removing the large stockpile in the staging area. It is the intent to have all the material

removed before street paving begins.



## Thank you.

The City would like to thank all the residents and plumbers, both inside and outside the city limits who attended the Neighborhood meeting held Tuesday, April 23, 2013, at the Guadalupe County Coliseum. It is estimated over 160 people were in attendance. The City hopes that all residents were provided with the information necessary to



begin preparing for tying-on to the new sanitary sewer line and the process for decommissioning their septic tank. As a follow-up to the meeting, on Pages 2 - 4, we are providing you with several questions and answers asked at the meeting and sent via email since. The "Fact Sheet" is again provided on Page 5. As the



end of the construction phase of the project is within sight, we appreciate you taking the time out of your busy schedules to attend the meeting and for your continued patience with this project.

## Special points of interest:

- Salinas will continue to work Saturday and Sunday until further notice.
- Do you have claim for damages? Please submit claims to:

Elma R. Villegas  
Assistant Account Manager  
Baldwin-Cox Agency  
5930 Preston View Blvd.,  
Suite 200  
Dallas, TX 75240  
Direct — 972-331-3725  
Fax — 972-644-8035

[elma@baldwincoxagency.com](mailto:elma@baldwincoxagency.com)



1. When can residents report claims and damages?  
**Claims can be reported immediately and directly to Salinas' insurance company.**
2. Will there be reimbursements for claims if the property owner(s) fix and pay for themselves?  
**All claims must be submitted to Salinas' insurance company. There will be no reimbursement from the City.**
3. What if the grant does not cover 100% of the decommissioning cost?  
**The homeowner is responsible for all excess cost.**
4. How do residents connect if water is being infiltrated?  
**The water infiltration will be corrected before tie-in is allowed.**
5. Will tie-in be available for partial use before the water situation is fixed?  
**NO**
6. Is the \$470 a City tap fee?  
**YES and as set by the arbitration agreement.**
7. Where did the February 1, 2014, date come from?  
**The City established this date as a final date for septic tanks older than 10-years to tie-in. This allows the property owner 9 months to tie-in to the new system (June 1, 2013 – February 1, 2014).**
8. What if the property owner has difficulty in finding a plumber?  
**A list of registered/licensed plumbing contractors is available at the Permit counter and is updated on a monthly basis.**
9. Will the City consider the holiday season when determining the deadline date?  
**The City has provided residents 9 months to tie-in to the new system, this includes the holiday season.**
10. If the completion date changes, does this change the tie-in deadline date?  
**The tie-in deadline date of February 1, 2014, will only change IF the sewer line testing is delayed.**
11. What is the hold up on putting road base on Twin Oak?  
**Road base is being delayed until completion of the underground utility testing.**
12. Can road base be laid on one side of Twin Oak during the interim?  
**NO. This will interrupt the underground utility testing being performed in the center of the road.**
13. Why is there water running through the subdivision?  
**The infiltration of water has been identified and the contractor is working to resolve the problem.**
14. Does the City have a provision if the project is not complete by the deadline date?  
**YES. Provisions are found in the contract between the City and the contractor.**
15. Will the deadline date be honored by the City?  
**The sewer line was in place by the deadline date and the City has made a good faith effort to install the line according to the schedule provided.**
16. Who do residents call when plumbing is backed up into their houses?  
**The City provides services to the clean out point. If the problem exists beyond this point, homeowners would need to contact a plumber to resolve the issues.**
17. Can homeowners do their own plumbing?  
**YES, if the residence is their homestead.**
18. Will the City waive the tap fee?  
**NO.**
19. If the grant is not enough, how will the City portion the shortfall?  
**The homeowner will be responsible for the shortfall for the decommission process.**

20. What is the dollar amount of the grant?  
**It is unknown at this time as the grant has not been awarded. However, the City is required to match 40% of the decommission costs.**
21. What was the dollar amount was used as a basis for decommissioning of each house?  
**The City used \$1,500 per residence on the grant application.**
22. If there is a shortfall in grant funds, can the short fall be taken out of the tap fee?  
**NO.**
23. Can residents apply for a separate water meter for their sprinkler system?  
**YES, but the separate meter is subject to the current tap fee and monthly charges.**
24. Are costs for sewer usage based on domestic use?  
**YES.**
25. Can the City blade Lone Oak to remove ruts?  
**This area will be addressed as street construction moves forward.**
26. Will the mountain of dirt be removed before or after paving of the roads?  
**The contractor is in the process of removing the dirt and it is the intent of Salinas to have the dirt removed prior to paving the road.**
27. Can the City guarantee the staging area will be cleaned up? Is there a timeline to clean up the staging area?  
**NO. This area is a private contract held between the staging area property owner and the contractor.**
28. Will the City provide an allotment/credit to residents for dust clean up at their residents?  
**NO.**
29. Will the drainage culverts that were once on the property be reinstalled?  
**YES**
30. Is this a drainage project?  
**NO.**
31. Will the swale area be cleaned?  
**YES. The area will be restored and cleaned.**
32. What do residents do when other utility lines (cable and phone) are damaged?  
**Residents should contact the utility company (Time Warner and AT & T).**
33. Is the contractor responsible for reporting the utility strike?  
**YES.**
34. What about the rocks left in yards?  
**This will be addressed during the final clean-up process.**
35. Will the grassy area of properties destroyed be re-sod?  
**The area will be re-vegetated.**
36. Will there be re-grading at the bridge where dirt has covered up the low area?  
**YES.**
37. Does the City have a plan to solve the extra water flow from the springs?  
**NO.**
38. Will you provide the claim information on the newsletter?  
**YES.**
39. What is the statute of limitations on driveway reconstruction?  
**There is a one (1) year warranty on the project.**



### Decommissioning of Septic Tanks

If the city secures the Grant for Decommissioning of the Septic Tanks, what contractor will be approved for doing the work?

**We do not know what contractor will be selected. A RFP/RFQ (request for proposals/qualifications) process will be utilized. The contractor will be selected based on experience with septic tank decommissioning, ability to meet scope, schedule, and costs. The contractor will have to meet licensing requirements of the state. Background checks and work experience/qualifications verified. A scoring process will be used that will select the top two candidates for interviewing and selection.**

a. Will this be **ONE** Contractor of the City's choosing? **YES**

b. Will the Contractor be selected by a bidding process? **YES**; "Low" bid??? **Qualifications and costs.**

c. If we choose to use the City's contractor, will we be given notice of the exact date the contractor would do our tanks?

**Property Owners will be given notice. Most likely a range of possible dates. We have not worked out the details of the contract, or met with a contractor, but would expect that for efficiencies that the contractor would want to move systematically move through the subdivision not hop scotch around the neighborhood.**

d. If the "City's Contractor" causes damage on our property, who's insurance company do we have to deal with?

**The contractor will be required to carry liability insurance. The homeowner however will be responsible for making the septic tank accessible. The Contractor will not be responsible for plants, trees, structures or other obstacles to decommissioning the septic tank. Care will be taken to minimize disturbance of area. However, a clear path and access to the tank is the responsibility of the property owner. All property owners can use their own contractor at their own expense. Using the City's contractor or participating with the grant program is not a requirement.**

e. If the "City's Contractor" does a sub-standard job, who do we (the resident) have to deal with? The city or the contractor?

**The City will have an inspector on site prior to closure when the tank is pumped. It will be inspected prior to backfilling and it will be inspected once closed. Photos will be taken before, during and after to document the activities. The volume of waste removed and materials used to backfill will be documented.**

Because of our lack of confidence in the City's ability to control their contractors on PUBLIC property, why would any resident of OVN let a "City Selected Contractor" do work on our PRIVATE property? Therefore...

a. If our plumber is a licensed plumber and is certified to decommission septic systems

b. If our plumber is willing to accept the dollar amount provided by the grant for decommissioning

c. If our plumber meets all the bonding requirements of the City

d. If our plumber decommissions our septic tank **AFTER** the October date of the Grant

e. If our plumber can complete the work before the deadline

f. If our plumber submits the bill for the decommissioning to the city

g. Can we use OUR plumber to decommission OUR septic tank? And have the city pay the grant allotment to OUR plumber?

**NO**

h. The **ONLY** thing different here would be... I get to choose who performs work on MY PRIVATE property.

**You have that right. If you have all of the concerns listed above and believe your contractor will do a better job, for your own piece of mind please use them. Knowing now that it is at your own costs, you bear all the risk with compliance with all laws and regulations including disposal of the waste at an approved facility at the homeowner's expense.**

**The City sought the grant to help offset costs that every homeowner decommissioning a septic tank will incur. The City, if awarded the grant, is offering assistance through federal funding available from the EPA's 319(h) funding program for reducing non-point source pollution. EPA and TCEQ Grant recipients are required to have a quality control and quality assurance plan and to document the work done. Because Geronimo Creek is an impacted stream on the State and Federal 303(d) list, the activities proposed are to reduce impacts of the non-point source pollutants (fecal coliform and nitrates) in the Geronimo Creek watershed. These pollutants are commonly associated with failing septic tanks, wildlife, cattle and pet waste, farming, and homeowner over fertilization are major contributors to the sources of pollution to Geronimo Creek and the groundwater that may come to the surface as spring flow.**

### **STAFF CONTACTS**

NATE GARZA PROJECT MANAGER <a href="mailto:ngarza@seguintexas.gov">ngarza@seguintexas.gov</a>	830.401.2402
JOSE (JOE) RAMOS CITY ENGINEER <a href="mailto:jramos@seguintexas.gov">jramos@seguintexas.gov</a>	830.401.2337
WADE BOLTON PROJECT INSPECTOR <a href="mailto:wbolton@seguintexas.gov">wbolton@seguintexas.gov</a>	830.401.2493
PAM HERRERA PUBLIC WORKS ASSISTANT <a href="mailto:pherrera@seguintexas.gov">pherrera@seguintexas.gov</a>	830.401.2776



## Fact Sheet

Q. When can property owners begin to "tie-in" to the new sanitary sewer line?

A. **Property owners/plumbers can begin to "tie-in" on June 1, 2013.**

Q. What is the status of the decommission grant?

A. **The Grant is currently under review at the federal level. It will not be known until October 1, 2013, if the City has been awarded the grant. There is no guarantee that the grant will cover 100% of the decommissioning costs.**

Q. Can the property owner "tie-in" beginning June 1, 2013, and wait to decommission the septic tank in October pending the outcome of the grant?

A. **There are three (3) alternatives:**  
 1) Tie in, decommissioning at owner's expense.  
 2) Tie in, don't decommission until after grant.  
 3) Tie in and decommission after grant.

Q. What about the costs to decommission?

A. **All costs to decommission a septic tank are those of the property owner, unless they are covered by the Grant.**

Q. If the City receives the Grant to decommission the septic tanks, will those property owners who proceeded with decommissioning their septic tanks at their own cost be reimbursed?

A. **NO. The Grant, if awarded, DOES NOT allow for property owners to be reimbursed for any costs. If grant is awarded, property owner will have 30 days to sign up (City will notify).**

Q. What is the process? How much will it cost to "tie-in" to the new sanitary sewer line?

A. **Step 1: Owner will fill out the application and pay \$470 tap fee or set up payment plan at Permit Counter.  
 Step 2: The permit may be obtained by owner or plumber after all fees in Step 1 have been completed.  
 The tap fee cost for the "Application for Sanitary Sewer" is \$470.00, and must be paid by the property owner at the time of application.  
 Plumber will NOT be allowed to pay the fee.**

Q. Are there other costs associated with the decommission process?

A. **Yes, the City will only be responsible for decommission if we get the grant and only to the extent of the grant which only covers pumping the tank, collapsing the lid and backfilling. Any additional costs will be paid by the owner.**

Q. Can the fees be paid in payments? How will the fees be collected if the 3 consecutive payment method is used?

A. **Yes. The City will accept three (3) consecutive payments of \$156.66, \$156.66 and \$156.68 from all homeowners with current active utility accounts. The first payment will be made upon the "Application for Sanitary Sewer" form submittal to the City (available at the Permit Office). The remaining two payments will then be added to the property owner's monthly utility bill.**

Q. What is the plumbing permit fee?

A. **A permit must be obtained but the permit fee will be waived.**

Q. Can the property owner perform the "tie-in"?

A. **The property owner may perform the work ONLY IF the property owner resides at the address. This option is forfeited if the home is rental property.**

Q. Are some properties exempt from connecting to the new sanitary sewer line?

A. **Septic systems older than 10 years old must "tie-in" to the new sanitary sewer line. Septic systems younger 10 years must "tie-in" upon malfunction of their current system or on the ten (10) year anniversary.**

Q. Are aerobic systems exempt?

A. **Aerobic systems are NOT exempt from "tie-in".**

Q. What is the last date to "tie-in" to the new sanitary sewer line?

A. **All properties with septic systems older than 10 years old must "tie-in" by February 1, 2014.**

Q. When can property owners expect to be billed for sanitary sewer?

A. **Billing begins upon "tie-in" to the new sanitary sewer line.**

Q. What is the current monthly sanitary sewer charge?

A. **Monthly charges are calculated and based on water consumption. The fee includes a minimum \$20.00 capacity charge up to 2,000 gallons of water. Subsequently, the rate is calculated at \$3.00 per 1,000 gallons for the next 6,000 gallons of water. Note: consumptions may be higher for those with sprinkler systems and/or swimming pools.**

Q. When is construction anticipated to be completed?

A. **Utility (sanitary sewer and water) have been completed, testing continues with the exception at three specific locations that might require attention (rework). Substantial completion for street construction is June 13, 2013. Minor cleanup may go beyond this date.**

Q. What about my sprinkler system and/or mailbox?

A. **Sprinkler systems and/or mailboxes damaged during construction will be repaired prior to the project completion.**

Additional Questions?

Construction Questions Contact Capital Projects at 830-401-2776

Permitting and Decommission Questions Contact Building Inspections at 830-401-2435